



Legislation Text

File #: 17-0551, **Version:** 1

DATE: July 19, 2017

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Splendor Ridge Subdivision, Preliminary Plat, 19 Single-Family Residential Lots On 27.5 Acres, Located Between Lancaster Drive and The Harpeth River And West Of Franklin Road, 151 Franklin Road.

Project Information

COF Project Number: 6403
Applicant: Greg Gamble, Gamble Design
Owner: Alva Jefferson Bethurum

Background/Staff Comments

Envision Franklin recommends a Conversation Subdivision for the developable portions of this property and Conservation only on the floodplain portions of this property. The Conservation Subdivision design concept supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

The Conservation design concept contemplates as little development as possible in order to protect sensitive land and environmental features. These Conservation areas include cemeteries, floodplains, hillsides with steep slopes, hilltops, and some existing public-park properties. Conservation of floodplains, hillsides, and hilltops has an inherent long-term value. The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area.

The proposed lots meet the minimum lot size standards established under the traditional development standards for street-loaded lots. Lot size vary from 7,499 square feet to 15,721 square feet, not including the original historic home and accessory structures. The proposed subdivision meets the standards established under both Envision Franklin design concepts and the current City of Franklin Zoning Ordinance standards.

In accordance with the “Protection of Historic Lands and Structures” provision of the Zoning Ordinance, the use of a mitigation method is required at this site to help protect the National Register-listed Mayberry House and its associated outbuildings from any potential adverse impacts. The Historic Zoning Commission considered a recommendation request from the applicant at its March 2017 meeting. The HZC recommended that a “farm field boundary” mitigation approach be included along the eastern boundary of the proposed developed in order to replicate the tree-lined boundaries found historically throughout Williamson County. This mitigation method includes the use of irregularly spaced plantings and the use of a historically-appropriate three-rail fence to order to meet the intent of the Zoning Ordinance. Additionally, the HZC recommended that the applicant extend the farm field boundary along the property that is abutting the existing neighborhood. The applicant has complied with this recommendation by noting the extension of plantings and historically-appropriate fencing along the northern and western boundaries of the site.

The City of Franklin Parks Master Plan identifies a priority trail corridor connecting Pinkerton Park, Bicentennial Park, and Harlinsdale Park. The preliminary plat includes an access easement to accommodate a trail on the northern portion of the Harpeth River. **The only easement along the northwestern property line that is being shown with this updated preliminary plat proposal is a 40’ sewer easement. An access easement is not proposed along the northwestern property line.**

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

The existing Riverview mansion home and barns will remain. The historic home will maintain historic field buffers as outlined in the Franklin Zoning Ordinance 5.7.1.

A multi-use trail along the river is identified for the north side of the river in the Parks Master Plan. The City of Franklin staff and the owners of the property will field locate this Riverwalk trail at site plan and final plat stage. This trail will be located within the 52-foot easement.

No residential lots are being created in the floodplain, however floodplain alterations are proposed for five lots.

Recommendation

Approval, with conditions.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

